



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held September 28, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit Case No. 02-311-(5), and Mitigated Negative Declaration, to allow the continued operation of an existing golf course with recreational amenities, and the development of a Recreational Vehicle Park (RVP) that would include 498 recreational vehicle spaces, a general store, recreational vehicle storage, a picnic area, an artificial pond, restroom/shower facilities, recreational facilities and water wells to service the RVP; and also authorizes the sale of a full line of alcoholic beverages for the existing restaurant, cafe and the proposed general store on property located at 42505 Ranch Club Rd., southerly of Elizabeth Lake Rd., at the terminus of Ranch Club Rd. and Kiptree Dr., Bouquet Canyon Zoned District, petitioned by Lake Elizabeth Properties LLC., as further described in the attached letter dated June 30, 2004. (Appeal from Regional Planning Commission's approval.)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Russell Fricano and Daryl Koutnik, representing the Department of Regional Planning, Dennis Hunter, representing the Department of Public Works and Mark Nelson, representing the Fire Department testified. Opportunity was given for interested persons to address the Board. Brett Robinson, Roger Gillen, Paulette Canavaras, Korynn Kohler, Peggy Moore and others addressed the Board. Written correspondence was presented.

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Supervisor Antonovich made the following statement:

“Approval of Conditional Use Permit Case No. 02-311-(5) would permit the continued operation of an 18-hole golf course, club house and related facilities, including the sale of alcoholic beverages (beer and wine) and the establishment of a 498-space recreational vehicle park, the sale of alcoholic beverages (beer and wine) at a proposed general store, and accessory uses.

“The Regional Planning Commission unanimously approved this project. At the Planning Commission hearing several individuals spoke in support of the project, including the president of the Lakes Town Council. The proposed project was considered at several meetings of the Lakes Town Council and other community meetings. Both the Lakes Town Council and the Lakes Community Center Association support the project. The majority of community input to our office has been in support of the project.

“The appellant has expressed concerns relative to impacts upon local roadways, cultural and archeological resources, biological resources, emergency access, and water and air quality impacts. Staffs from the Departments of Public Works, Regional Planning and County Counsel have considered these issues. As evidenced by the testimony today, most of these concerns have been adequately addressed in the environmental documentation or in the conditions of approval. There remain, however, some substantive issues which merit additional conditions of approval.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing and took the following actions:

1. Indicated its intent to approve the Mitigated Negative Declaration prepared for the proposal;
2. Indicated its intent to approve Conditional Use Permit Case No. 02-311-(5); and found on the basis of the whole record before the Board that Conditional Use Permit Case No. 02-311-(5) does substantiate the required findings and burden of proof for a conditional use permit; and

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3. Instructed County Counsel to prepare the necessary findings and conditions with the Regional Planning Commission's approval of Conditional Use Permit Case No. 02-311-(5) to include the following additional conditions as recommended by Supervisor Antonovich, for final approval:

- The applicant shall bear all costs for the installation of four-way stop signs at the intersection of Ranch Club and Sand Rock, to the satisfaction of the Director of Public Works.
- For the first five years of the life of this permit, the applicant shall be subject to monitoring inspections twice per year by the Department of Regional Planning. The cost of these inspections shall be borne by the applicant.
- Subject to working around scheduled events, the existing meeting/banquet rooms at the golf course shall be made available to local non-profit organizations on a pro-bono basis.
- There shall be no large-scale events (such as large PGA Tournaments) that will bring in several thousand guests.
- The applicant shall implement all conditions of the Fire Department, pursuant to the January 29, 2004 Fire Department memorandum to the Department of Regional Planning.

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Attachment

Copies distributed:

Each Supervisor  
Director of Internal Services  
Director of Public Works  
Lake Elizabeth Properties LLC  
Brett Robinson  
Roger Gillen  
Paulette Canavaras  
Korynn Kohler  
Peggy Moore